Summary Report on Asbestos-Containing Materials for Building Occupants

Revised: March 03, 2025

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Asbestos Management at the University of Victoria

The University of Victoria is committed to the safety of its employees, students, contractors and consultants and members of the community at large. As part of its health and safety program, UVic has a comprehensive system for the identification and safe removal of asbestos-containing materials from university buildings. The program includes a detailed building inventory, a labelling system, safe work procedures for trades staff, and employee education and training.

Like other large institutions, UVic has some campus facilities that were constructed during decades when asbestos was a common addition to building materials (such as floor tiles and drywall joint compound). Over the last several decades, the university's asbestos program has focused on removal of asbestos-containing materials from campus public spaces and student housing buildings.

Undisturbed asbestos is not a health hazard. Prior to any renovation or demolition work on campus, a hazardous materials survey is carried out to ensure that any asbestos-containing building materials that may be disturbed are identified and handled according to WorkSafeBC regulations. Information gathered in these surveys is incorporated into the Summary Report on Asbestos-Containing Materials for Building Occupants.

Safe Work Practices

Under UVic Building Policy BP3105, only Facilities Management employees have the authority to perform installations, alterations, renovations or improvements to buildings and utility services. This policy ensures that any asbestos-containing materials are handled appropriately.

Facilities Management trades staff have been educated and trained in safe work practices. The procedures limit the work that staff are permitted to perform to minor tasks, such as drilling wall inserts, and reduce or eliminate worker exposure to asbestos to a level of risk as low as reasonably achievable.

All contractors working on campus are informed of the presence of asbestos and must also follow appropriate safe work procedures.

If you have any concerns about work practices observed, please contact the Asbestos Program Coordinator at apcfmgt@uvic.ca or 250-721-7601.

Asbestos Report for Building Occupants

This report provides a summary of current asbestos-containing materials in facilities located at the University of Victoria Gordon Head campus. Part One of this report lists buildings containing asbestos materials. Part Two of the report lists buildings that contain no asbestos. Buildings are listed by building number. The report does not include materials that have been removed or abated from university buildings. Appendix 1 provides a brief description of the materials mentioned within the report.

This list should not be deemed comprehensive, as additional materials may be uncovered during the course of demolition or renovation (e.g. sheet flooring extending under flooring materials or pipe elbows in walls).

For more detailed information regarding asbestos-containing materials, contact the Asbestos Program Coordinator at apcfmgt@uvic.ca or 250-721-7601.

Part One: Buildings Containing Asbestos Materials

Building #	Building Code	Official Building Name	Built	Additions	Asbestos Containing Materials*
101	HTA	Hut A	1940		(1) Drywall Joint Compound
102	HTB	Hut B	1940		(1) Drywall Joint Compound in warehouse area
103	HTE	Hut E	1940		(1) Drywall joint compound; (2) Flooring; (3) Exterior cladding is asbestos cement board in original locations.
106	HTR	Hut R	1940		(1) Drywall joint compound in mechanical room [Room 117]; (2) Sheet flooring in Room 113.
109	HTY	Hut Y	1940		(1) Drywall joint compound [Room 002]; (2) Sheet flooring [Rooms 101 and 103]; (3) Cement board panels set into windows [Room 102]; (4) Boiler Insulation; (5) Pipe insulation (straight run, elbows and fittings throughout the basement); (6) Stucco on exterior of building.
112	UH2	University House 2	1960		(1) Sheet flooring in kitchen and bathroom; (2) Asbestos paper around forced air registers; (3) Asbestos duct tape on heating system ducts; (4) Window putty throughout the building exterior. (5) Paper underlay beneath existing hardwood floor (unconfirmed)
113	UH3	University House 3	1960		(1) Remnants of asbestos duct tape and cement boards between heating ducts and wooden beams in concealed areas (unconfirmed)

Building #	Building Code	Official Building Name	Built	Additions	Asbestos Containing Materials*
114	UH4	University House 4	1960		(1) Sheet flooring (2) Asbestos paper around forced air registers. (3) Asbestos paper on duct systems. (4) Vermiculite insulation in attic and possibly wall cavities. (5) Drywall joint compound
115	CLE	Clearihue Building	1962	1971 / 76 / 79	(1) Sheet flooring (2) Cementitious insulation on pipe elbows and fittings (3) Duct caulking (4) Floor tiles (5) Drywall joint compounds, C and D wings only (6) Plaster, C and D wings only Extensive abatement was carried out in A Wing during KIP (2009-2011). Asbestos containing ceiling tiles, ceiling texture, pipe elbow and fitting insulation, flooring products and AC cement board behind radiators were removed from this part of the building.
116	ELL	Elliott Building	1963	1964	(1) Cementitious insulation on pipe elbows and fittings (2) Cementitious insulation on tanks and vessels (3) Duct caulking (4) Sheet flooring (5) Cement board in fumehoods, benchtops, cabinets [historically cement board was found on walls behind radiators, under windows--a significant, if not all, of this material has been abated] (6) Firestop caulking (7) Textiles on piping (8) Spray applied acoustical plaster (9) Residual acoustical plaster and debris. (10) Floor tiles (11) Parging on true concrete ceilings, may be behind drop ceilings (12) Plaster @ 0.25% in two locations

Building #	Building Code	Official Building Name	Built	Additions	Asbestos Containing Materials*
117	SUB	Student Union Building	1963	1974 / 96	(1) Duct caulking in original building footprint (2) Window caulking (3) Ceiling texture residual in Atria Upper Lounge
118	LIB	William C. Mearns Centre for Learning / McPherson Library	1964	1974 / 2008	(1) Cementitious insulation on pipe elbows and fittings (2) Duct caulking (3) Drywall joint compound (4) Window caulking (5) Asbestos cement board under windows of 2nd & 3rd floor (6) Stucco finish on exterior of stairwell penthouses and soffits (7) Textured paint on exterior columns of original building (front and side of building), and stairwell walls at rooftop level (8) Skim coat on interior stairwell columns of 1974 addition. (9) Suspended acoustical ceiling tile
121	CSR	Campus Services Building	1965	1986 / 96	(1) Floor tiles in Room 040.
122	COR	Cornett Building	1966	1971 / 82	(1) Floor tiles (2) Drywall joint compound (3) Duct caulking (4) Cementitious insulation on pipe elbows and fittings (5) Floor levelling compounds (6) Asbestos cement board may be located in the footings of the building.

Building #	Building Code	Official Building Name	Built	Additions	Asbestos Containing Materials*
123	MAC	MacLaurin Building	1966	1971 / 78	(1) Duct Insulation (2) Duct caulking (3) Sheet flooring, Music Wing only (4) Acoustic Ceiling Plaster, significant portions abated over the years (5) Cementitious insulation on pipe elbows and fittings. Most of this material was removed during KIP [2009] but some remains in difficult to reach locations. (6) Parging cement (7) Floor tiles (8) Adhesive for Donna Conna Ceiling Tiles (9) Asbestos overspray in electrical wall chase of D101 & D103 (10) Adhesive behind some ceiling tile in B wing basement level corridors
125	ISC	Ian H. Stewart Complex	1967	1968 / 77 / 80 / 88	(1) Cementitious insulation on pipe elbows and fittings (2) Floor tiles that may be covered with newer, non-asbestos materials (3) Rubber flooring materials in skating areas (4) Textured ceiling finishes (5) Window caulking (6) Drywall joint compound (7) Duct caulking on forced air heating system.
126	RAC	Sir Arthur Currie Hall	1967	2008	(1) Hot water tank insulation (2) Cementitious insulation on pipe elbows and fittings.
127	RDT	David Thompson Hall	1967	2009	(1) Hot water tank insulation (2) Cementitious insulation on pipe elbows and fittings.

Building #	Building Code	Official Building Name	Built	Additions	Asbestos Containing Materials*
128	STA	Centennial Stadium	1967	1995	(1) Mechanical insulation on domestic hot water tank, boiler flue (2) Cementitious insulation on pipe elbows (3) Mechanical insulation on the rain draining piping from the roof (4) Asbestos containing duct tape. (5) Floorings, drywall joint compound, ceiling tiles and caulking have been flagged as suspect.
129	SED	Sedgewick Building	1968	1969 / 02	(1) Cementitious insulation on pipe elbows and fittings (2) Duct tape on the forced air heating system. This product may have been removed in some locations, but is present throughout the building. This product has been encapsulated in some areas. (3) Cement on top of asbestos duct tape around forced air registers (4) Flooring products that may be covered with newer, non-asbestos materials (5) Drywall joint compound (6) Duct caulking on forced air heating system (identified in crawlspace)
131	CRA	Craigdarroch Office Building	1968	1994	(1) Duct caulking (2) Window caulking
132	UH5	University House 5	1969		(1) Drywall joint compound (2) Sheet flooring (3) Plaster compounds (also in crawlspace) (4) Interior stucco/plaster, may be found above ceiling tiles
133	RCA	Robert Carroll Hall	1969		(1) Duct Caulking (2) Cementitious insulation on pipe elbows and fittings. (3) Grey mastic/caulking on roof
134	RHE	John Helmcken Hall	1969		(1) Duct caulking (2) Cementitious insulation on pipe elbows and fittings. (3) Grey mastic/caulking on roof

Building #	Building Code	Official Building Name	Built	Additions	Asbestos Containing Materials*
135	RHO	Nancy Hodges Hall	1969		(1) Duct Caulking (2) Cementitious insulation on pipe elbows and fittings.
136	RRA	Alice Ravenhill Hall	1969		(1) Duct caulking
137	RSA	Elma Sanderson Hall	1969		(1) Duct Caulking.
138	RSC	Si'chungulh House	1969		(1) Duct caulking (2) Cementitious insulation on pipe elbows and fittings.
140	CUN	Cunningham Building	1971		(1) Duct caulking (2) Window caulking (3) Fumehood exhaust ducts (4) Cementitious insulation on pipe elbows and fittings (5) Cementitious insulation under canvas wrap on straight run pipe insulation (6) Tank and vessel insulation (7) Adhesive used for flooring products (8) Drywall joint compound
141	SAU	Saunders Building	1974		(1) Sheet flooring through the office building. Associated mastic is deemed positive. (2) Drywall joint compound throughout the office building (3) Floor mastic in substation Suspect asbestos containing cement drain tile buried around perimeter of buildings.

Building #	Building Code	Official Building Name	Built	Additions	Asbestos Containing Materials*
142	MCK	McKinnon Building	1975		(1) Drywall joint compound in most rooms on the upper floor (not the lower level, the basement, and rooms around hallway 101F on the main floor) (2) Flooring: (i) orange/red floor tile found in many rooms on the first floor and in some rooms on the lower level. It is concealed by carpet in many locations (ii) Checked pattern sheet flooring concealed under the carpet in room 101 and many other room on the upper level (iii) Dark checked/mottled sheet flooring in Rm 066. Not found elsewhere in the building. (3) Mechanical: (i) Brown duct caulking on the ventilation system that has been painted in many locations! (ii) Large diameter pipe insulation in the mechanical rooms on the lower level of the building. Smaller diameter pipe insulation was found to be fibre glass, pipe elbow insulation was negative. (4) Floor electrical penetration caulking in Rm 075. Not commonly found in the building. (5) Tank insulation in Rm 0010 is positive. (6) Exterior: (i) Caulk found around the building exterior on the base of the upper level is positive (ii) There are two types of cement panels. One was sampled and found negative, while the other remains suspect until able to be sampled. (iii) suspect insulation on rooftop solar water heater until confirmed.
143	JCC	Jamie Cassels Centre	1978	1989	(1) Floor tiles (2) Duct caulking (3) Slab penetration packing [Room A019]. (4) Drywall joint compound [Room A005].

Building #	Building Code	Official Building Name	Built	Additions	Asbestos Containing Materials*
144	RHB	Roderick Haig-Brown Hall	1978		(1) Textured ceiling finishes (2) Drywall joint compound
145	RWA	Robert Wallace Hall	1978		(1) Textured ceiling finishes (2) Window caulking (3) Sheet vinyl flooring in A150B and adjacent rooms.
146	RWI	Richard Wilson Hall	1978		(1) Drywall joint compound
147	SAU	Saunders Annex	1979		(1) Leveling compounds are present under carpet tiles and other flooring products.
148	FRA	Murray and Anne Fraser Building	1980		(1) Boiler breeching insulation (2) Packing around chimney in boiler room (3) Sheet flooring [mosaic or broken stone pattern]. This product is visible in some locations and concealed under carpet tiles and newer flooring products in other locations. (4) Duct caulking (5) Window caulking.
149	PNX	Phoenix Theatre	1981		(1) Duct caulking (2) Window caulking (3) Floor tiles
150	RHS	Hugh Stephen Hall	1981		(1) Sheet flooring (2) Exterior stucco
151	RJC	Joseph Cunliffe Hall	1981		(1) Sheet flooring (2) Floor tile (3) Exterior stucco
152	RSB	Shirley Baker Hall	1981		(1) Sheet flooring (2) Exterior stucco
153	UCL	University Club	1982		(1) Floor tiles (2) Asbestos cement board behind other finished areas in the kitchen may be present. (3) Leveling compounds are present under carpet tiles and other flooring products.
154	MFC	Multifaith Chapel	1985		(1) Roof textile below cedar shingles.
155	PCH	Petch Building	1986		(1) Painted asbestos-board on Type A insulation has been flagged on the outside of the building.
162	CCC	Child Care Complex (A & B)	1993		(1) Floor tiles in mechanical rooms

Building #	Building Code	Official Building Name	Built	Additions	Asbestos Containing Materials*
245	RSI	2424 Sinclair Road	1959		(1) Vinyl sheet flooring (2) Duct tape (3) Fibreboard around furnace vents
247	CSF	Campus Storage Facility	1990		(1) Mastic on underside of kitchen sinks (2) Caulking around skylights and wood framed windows
248	SA1	Saunders Workshop #1	1974		(1) Sheet flooring in selected areas of meeting room, Drafting Technicians' Room, Electrical, Carpentry and Paint Shop. Associated mastic is deemed positive. (2) Drywall joint compound (3) Caulking/mastic product on the east wall of the boiler room. Suspect asbestos containing cement drain tile buried around perimeter of buildings.
249	SA2	Saunders Workshop #2	1974		(1) Floor tiles under carpet tile in Plumbing office (2) Duct tape on HVAC system, found in Mechanical Shop Suspect asbestos containing cement drain tile buried around perimeter of buildings.

*****Building materials containing asbestos are not a health hazard when left undisturbed.

Part Two: Buildings With No Suspected Asbestos Products

Building #	Building Code	Official Building Name	Built	Additions
105	HTQ	Hut Q	1940	
111	JAM	Jam Factory / Water Tower	1911 / 40	
124	EOW	Engineering Office Wing	1990	
139	UH1	University House 1	1969	Interior extensively renovated in 2011.
156	OAU	Outdoor Aquatic Unit	1987	2003
157	RPH	Poole House	1989	
158	HTF	Hut F	1992	
159	FIA	Fine Arts Building	1991	
160	GSC	Halpern Centre For Graduate Students	1991	
161	HSD	Human & Social Development Building	1992	
		The David and Dorothy Lam Family Student Housing Complex		
163	R01	Lam Family Housing 01	1994	
164	R02	Lam Family Housing 02	1994	
165	R03	Lam Family Housing 03	1994	
166	R04	Lam Family Housing 04	1994	
167	R05	Lam Family Housing 05	1994	
168	R06	Lam Family Housing 06	1994	
169	R07	Lam Family Housing 07	1994	
170	R08	Lam Family Housing 08	1994	
171	R09	Lam Family Housing 09	1994	
172	R10	Lam Family Housing 10	1994	
173	R11	Lam Family Housing 11	1994	
174	R12	Lam Family Housing 12	1994	
175	R13	Lam Family Housing 13	1994	
176	R14	Lam Family Housing 14	1994	
177	R15	Lam Family Housing 15	1994	
178	R16	Lam Family Housing 16	1994	
179	R17	Lam Family Housing 17	1994	
180	R18	Lam Family Housing 18	1994	
181	R19	Lam Family Housing 19	1994	

Building #	Building Code	Official Building Name	Built	Additions
182	R20	Lam Family Housing 20	1994	
188	R26	Lam Family Housing 26	1994	
189	R27	Lam Family Housing 27	1994	
190	R28	Lam Family Housing 28	1994	
191	R29	Lam Family Housing 29	1994	
192	R30	Lam Family Housing 30	1994	
193	R31	Lam Family Housing 31	1994	
194	R32	Lam Family Housing 32	1994	
195	R33	Lam Family Housing 33	1994	
196	R34	Lam Family Housing 34	1994	
197	R35	Lam Family Housing 35	1994	
198	R36	Lam Family Housing 36	1994	
199	R37	Lam Family Housing 37	1994	
200	R38	Lam Family Housing 38	1994	
201	R39	Lam Family Housing 39	1994	
202	VIA	Visual Arts Building	1993	
203	R51	Gibson House	1994	
204	R52	Rogers House	1994	
205	R53	McTaggart Cowan House	1994	
206	R54	Cluster Housing Block 54	1994	
207	R55	Cluster Housing Block 55	1994	
208	R56	Cluster Housing Block 56	1994	
209	R57	Cluster Housing Block 57	1994	
210	R58	Cluster Housing Block 58	1994	
211	R59	Mickelson House	1994	
212	R60	May and Ronald Lou-Poy House	1994	
213	R61	Cluster Housing Block 61	1994	
214	ELW	Engineering Lab Wing	1995	
215	DSB	David Strong Building	1997	
216	SEC	Campus Security Building	1996	2011
217	BEC	Business & Economics Building	1997	
219	HHB	Dr. W. Harry Hickman Building	1998	

Building #	Building Code	Official Building Name	Built	Additions
220	GGF	Ben Glover Greenhouse Facility	2001	
221	HLP	Harry Lou-Poy Child Care Centre	2001	
222	CST	Continuing Studies Building	2003	2016
223	R46	Cluster Housing Block 46	2003	
224	R47	Cluster Housing Block 47	2003	
225	R48	Cluster Housing Block 48	2003	
226	R49	Cluster Housing Block 49	2003	
227	R50	Cluster Housing Block 50	2003	
228	TEF	Technology Enterprise Facility	2003	
229	MSB	Medical Sciences Building	2004	
230	R40	Ring Road Residence	2004	
231	R41	Tower Residence	2004	
232	R42	Park Residence	2004	
233	ECS	Engineering / Computer Science Building	2006	
234	HTV	Hut V	1995	
235	BWC	The Bob Wright Centre for Ocean, Earth and Atmospheric Sciences	2008	
236	UHG	University House Garage	1955	2008
237	DTB	David Turpin Building	2008	
238	FPH	First Peoples House	2009	
239	MWB	Michael Williams Building	2008	
240	EDC	Enterprise Data Centre 2	2009	
241	R43	South Tower	2010	
242	GAR	Engineering Garage	2011	
243	ARC	Centre for Athletics Recreation and Special Abilities	2016	
244	PRK	Mackenzie Avenue Parkade	2016	
246	CEF	Civil Engineering Materials Facility	2014	
250	SA3	Saunders Workshop #3	2018	
251	DEP	District Energy Plant	2018	
253	RCH	Cheko’nien House	2022	
254	RSH	Sgnequ House	2023	

Appendix 1: Overview of Asbestos-Containing Materials

Below is a summary of the most common materials cited within this report, with a brief description of each material. A commonly used term related to asbestos-containing material is “friable,” meaning that the material can be crumbled or powdered by hand pressure. All asbestos-containing material can be made friable when handled in an aggressive manner (e.g. cut, drilled or sanded using power tools). However, in their undisturbed state, none of these materials pose a health risk.

Ceiling tiles – Historically some ceiling tiles on campus were found to contain asbestos, but all have since been removed. Some non-asbestos-containing ceiling tiles remain; however. These were applied to concrete backing using an adhesive compound that has been found to contain asbestos. The adhesive is not a hazard until the product/ceiling tile is removed. This material is not deemed friable in its current state.

Cement board/products - Cement products on campus include sheeting, wall board and some underground piping. Within our buildings they are located in walls where radiators or hot appliances were previously adjacent, on exterior cladding and in fume hoods, bench tops and cabinets. These materials are non-friable and present a low risk of fibre release.

(Cementitious) pipe insulation - Several buildings have mechanical systems insulated with asbestos-containing materials. While the majority of pipe insulation found in buildings is now fibreglass, some asbestos-containing pipe insulation remains on elbows, tees, terminal points or valve housings. The pipe runs are typically fibreglass. Asbestos-containing insulation on pipes is typically located in mechanical rooms, service areas or pipe chases and is wrapped in a canvas covering to prevent disturbance. Due to these controls, there is a low risk of fibre release.

Drywall joint compound - Drywall joint compound is found in several buildings across campus. This is a white substance, similar to plaster and often referred to as mud, used to seal joints between sheets of drywall. The asbestos content is typically 1-3%. The material is not friable in its undisturbed form. Facilities Management personnel may perform limited work on asbestos-containing drywall, using safe work procedures.

Duct caulking- Also known as mastic, this term applies to certain caulking and adhesive compounds, especially those consisting of a mineral filler, a resinous binder and a volatile solvent. Mastic is considered non-friable in its installed state and there is a low risk of fibre release.

Duct tape – Asbestos-containing duct tape has a paper-like appearance and is commonly found on the exterior of hot air heating ducts joints. There is very little of this product left on campus, and it remains in locations that are hard to reach and access without removal of the duct system itself. Undisturbed, this material presents a low risk of fibre release.

Fire stop caulking– This product is found around various openings, joints and at penetrations in wall, ceiling and/or floor substrates. Fire-stop caulking is designed to ensure fire-resistance ratings of wall/floor

assemblies by impeding the spread of fire. It is typically found in service and unfinished areas. It is considered non-friable and presents a low risk of fibre release.

Floor levelling compound – This product is used to create a flat and smooth surface prior to installation of interior floor coverings. Historically, some installers added asbestos as a binder. It is found under flooring materials. Under these conditions, there is a low risk of fibre release.

Flooring – Vinyl asbestos tiles (VAT) and sheet flooring are found in several buildings across campus. These tiles are constructed of asbestos bound in a rigid non-friable matrix. Asbestos-containing paper backing is quite common beneath the vinyl surface on linoleum flooring. These materials are not friable in their undisturbed forms, and thus present a low risk of fibre release. Although some mastics used to lay down this material may contain asbestos, mastic enclosed beneath flooring material is considered at low risk for fibre release.

Mechanical tank insulation – Some mechanical equipment (boilers, vessels) and associated piping within buildings is insulated with asbestos-containing materials to retain heat. This equipment is usually found in mechanical rooms or pipe chases. As with piping insulation, the vessels and boilers have an external canvas wrap to prevent disturbance of the insulation.

Plaster – This product is a mixture of lime or gypsum, sand and water, sometimes with fibre added, that hardens to a smooth solid and is used for coating walls and ceilings. This material is considered friable, but is typically protected with a paint layer or encapsulant. Undisturbed, plaster has a low risk of fibre release.

Roofing materials – Built-up roofing systems may have roofing paper and felts within their strata that contain asbestos. Left undisturbed there is little chance of fibre release.

Stucco – The purpose of this fine plaster coating made of aggregate, a binder and water is largely decorative. Asbestos was incorporated in small quantities as an additional binder to create hard and durable surfaces. This material is considered friable.

Textile/Paper products - The long fibres of chrysotile asbestos allow it to be woven into fire-resistant blankets and ribbons, which are used as pipe gaskets, electrical cable insulation and mechanical insulation. Occasionally such a product is used around heating vents at the floor interface as a fire deterrent. This material is considered friable, but is typically enclosed by new flooring or an encapsulant. Undisturbed, these products have a low risk of fibre release.

Textured ceiling – Textured ceilings remaining on campus contain approximately 1% or less chrysotile asbestos. Targeted abatement efforts over the years have encapsulated or removed this product from the majority of campus public spaces and student housing buildings.

Window caulking - Windows on some buildings are caulked with asbestos-containing compounds. The product is not friable in its undisturbed state and has a low risk of fibre release.